

CITY OF ROCHESTER
30 CHURCH STREET

CITY PLANNING COMMISSION
MEETING WITH STAFF: 5:30 PM – 6:30 PM
CONFERENCE ROOM 223B

PUBLIC HEARING: 6:30 P.M.
CITY COUNCIL CHAMBERS 302A

MONDAY, July 20, 2015

I. MEETING WITH STAFF

- Request for rehearing from Dave Hartman, Firehouse Saloon, 780-814 South Clinton Avenue, E-047-14-15

II. INFORMATIONAL MEETING/PUBLIC HEARING

Case	1	
File Number:	T-01-15-16	<i>Informational Meeting</i>
Case Type:	Text Amendments	
Applicant:	Mayor's Office	
Zoning District:	Citywide	
Section of Code:	120-190C	
Purpose:	To amend the Zoning Code of the City of Rochester by adding regulations for Solar Energy Systems and making Solar Energy Systems a Specially Permitted use in the M-1 Industrial District; an action requiring City Planning Commission recommendation to City Council.	
SEQR:	Type I	
Lead Agency:	Mayor's Office	

Case	2	<i>No Action Vote at May 18, 2015 Hearing</i>
File Number:	E-057-14-15	
Case Type:	Special Permit	
Applicant:	Bell Atlantic Mobile of Rochester L.P. d/b/a Verizon Wireless	
Address:	523 Meigs Street	
Zoning District:	R-2 Medium Density Residential District	
Section of Code:	120-143 A(1)	
Purpose:	To install 'micro cell' wireless telecommunications facilities on the rooftop of an existing building; an action requiring City Planning Commission approval.	
SEQR:	Type II [Ch. 48 (25)]	

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Case **3**
File Number: **E-001-15-16**
Case Type: Special Permit
Applicant: Mark Andrea, Bathtub Billy's Bar and Grill
Address: 668 West Ridge Road
Zoning District: C-3 Regional Destination
Section of Code: 120-51F
Purpose: To establish live entertainment, specifically karaoke, a DJ and small bands, 8:00PM to 1:30AM, daily; an action requiring City Planning Commission approval.

SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **4**
File Number: **E-002-15-16**
Case Type: Special Permit
Applicant: Evan Lowenstein
Address: 28 Arlington Street
Zoning District: R-2 Medium Density Residential
Section of Code: 120-18C; 120-132
Purpose: To establish a bed and breakfast establishment in an owner occupied single family dwelling; an action requiring City Planning Commission approval.

SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **5**
File Number: **E-003-15-16**
Case Type: Special Permit
Applicant: Nelson Baranes, Premier Sign Company
Address: 3200 Lake Avenue
Zoning District: C-2 Community Center
Section of Code: 120-177K
Purpose: To establish an Alternative Sign Program for Charlotte Appliance; an action requiring City Planning Commission approval.

SEQR: **Type II**

Case **6**
File Number: **E-004-15-16**
Case Type: Special Permit
Applicant: Hussein Alhojaji
Address: 447 Lyell Avenue
Zoning District: C-2 Community Center
Section of Code: 120-43T; 120-146.1
Purpose: To establish a high-impact retail store dealing in secondhand merchandise; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **7**
File Number: **E-005-15-16**
Case Type: Special Permit
Applicant: Sister Grace Miller, House of Mercy
Address: 285 Ormond Street
Zoning District: M-1 Industrial
Section of Code: 120-83D; 120-141
Purpose: To establish a homeless shelter in a former manufacturing building; an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **City Planning Commission**

Case **8**
File Number: **E-006-15-16**
Case Type: Special Permit
Applicant: Bill Burdwood, Rochester-Lyell FDS 713588, LLC
Address: 205 and 215 Lyell Avenue
Zoning District: C-2 Community Center
Section of Code: 120-43T; 120-146.1
Purpose: To establish a high impact retail store (Family Dollar); an action requiring City Planning Commission approval.
SEQR: **Unlisted**
Lead Agency: **Director of Planning and Zoning**

Case	9
File Number:	E-007-15-16
Case Type:	Special Permit
Applicant:	Bill Burdwood, Rochester-Lyell FDS 712852, LLC
Address:	715, 731 and 737 West Main Street
Zoning District:	C-2 Community Center
Section of Code:	120-43T; 120-146.1; 120-173D
Purpose:	To establish a high impact retail store (Family Dollar) and to provide more than 110% of the required parking; an action requiring City Planning Commission approval.
SEQR:	Unlisted
Lead Agency:	Director of Planning and Zoning